

Meadow Creek Home Owners Association General Quarterly Meeting Minutes January 12, 2006

The General Quarterly Meeting was held at Covenant Church United Methodist on January 12, 2006 at 6:45 pm.

Board members present: Nathan Fisher, Ken Hopkins, Anne MacArthur, Anthony Piraino, and Doug Van Lare.

Homeowners present: Norman Barclift, Mr. And Mrs. Richard Chitman, Carrie Ciciarello, Ann Domingue, Ann Fechner, Daniel Finger, Laurie Fisher, Mary Ann Hopkins, Doug Houck, Stella Idahor, Renae Jones, Robert and Serena Koonts, Kay Lain, Heather Laser, Garrett Miller, Ben and Renee Mitchell, Henry Mullen, Stephanie Piraino, Christopher Hylton, Carl Torrence, Chandra Tyler, Amy Van Lare, Debra Whitlock and Erica Yochim.

Ken Hopkins welcomed everyone, and said that people should raise their hand for questions, saying we would make a list and make sure everyone gets a chance to speak. The board members then introduced themselves to the homeowners.

Financials

Anne MacArthur covered information on the HOA finances, first noting that dues had not been raised for this year, and then providing information on the amount of money in the HOA bank account and in a CD.

A homeowner asked if we had the financials available in writing, and MacArthur replied that we didn't have them yet, but anyone could see her or Hopkins, and they would provide them. Hopkins noted that we just received the financials from the management company the day before, so there was nothing to pass out yet. He also stated that the information would eventually be on the website as well, and the financials will be audited by the end of March.

Old Business

Landscaping

Hopkins stated that the biggest complaint he had heard from homeowners was that the landscapers were failing to do a proper job. He said that he spoke with Donnie, the landscaping contractor, and discussed the bushhogging issue. Hopkins noted that Donnie

says he did the bushhogging, and we have no way to prove otherwise even though people aren't satisfied with it. The first two weeks of April, July, Oct, and Dec/Jan are scheduled for bushhogging. Hopkins will be watching to see that it's done on time.

A homeowner asked what areas are to be done. Hopkins replied that we have a map marking all the areas, but Donnie says he didn't have a copy of it, so Hopkins gave him a copy. In addition to the bushhogging, the grass needs to be mowed every 10 days starting in spring, and Hopkins said that we will be monitoring it.

Former board member Debra Whitlock noted that the landscaping is supposed to encompass areas around common areas; however, some people were misinformed that the hills behind houses were covered even though they aren't.

Hopkins said that he stressed to Donnie that it is very important that everything gets done, and he requested that Donnie follow up and monitor too make sure it's getting done (Donnie gets his son to do the actual work).

A homeowner asked, regarding the wooded areas behind the far end of Fairport Ct., how far does our ground extend and what are the obligations for removing construction debris from there? Hopkins replied that he didn't know, and noted that on Pondhaven some residents spent time cleaning their area out, and it may be necessary to get a group together to do it. Doug Van Lare stated that he would be interested in setting up a group for cleaning. The homeowner clarified that the debris he was referring to was large, uprooted trees. Hopkins noted that trees would be a problem, but nevertheless, we might have to cut it up ourselves.

Moving on, Hopkins informed the homeowners that the front entrance sprinkler system is there, but Donnie cut the line at Pulte's request. It just needs to be capped and fixed. Hopkins noted that we have a bid from Donnie for under \$500, and if the bid is approved by the board he'll fix it. Regarding front entrance maintenance, Hopkins said that we got a quote from Donnie to maintain it and put in flowers. If quote is reasonable, we'll get it done.

A homeowner asked if there is a problem with buying lightbulbs for the front, noting that one went out a week ago. Hopkins replied that homeowners should call or email us if they notice something like that, as we may not always see it right away.

Another homeowner asked what the board would do if the beautification committee doesn't keep up with the maintenance. Hopkins replied that it's a volunteer job and that we would get a quote from a landscaper, but if it's too high the work falls back to us. The homeowner followed up by asking what price is the determining factor, noting that we all have jobs and things to do other than landscape maintenance. Hopkins said that a reasonable price may be \$100 or \$150 per month. In the interim, he said, we *all* go to work. Our expectation is that if someone commits to the neighborhood committees, they'll be called and expected to help. The homeowner asked what would happen if the quote was too much, and no residents are willing to do it. Anthony Piraino replied that

nothing can be done in that situation. If we can't afford it, and no one is willing to help, then nothing else can be done. Van Lare added that we want more volunteers, and our goal is to get more people showing up. A different homeowner (Mary Ann Hopkins) added that we pay dues, but if no one is willing to maintain things, we'll have to increase dues to cover extra costs.

Continuing, Hopkins stated that we get notes in the mailbox and that's great, but people should put their name and phone number on the notes to help us resolve the issue.

Regarding the walking path, Hopkins said that the water issue has not been solved, so he made a call to the folks who tried to fix it. To solve the problem, the board is considering building a boardwalk over the water.

A homeowner asked if the beavers were still building dams, and Van Lare replied that beaver activity is all through that area. Another homeowner (Whitlock) asked if there would be permit issues. Hopkins replied that he was in the process of talking to the city, and it shouldn't be an issue as long as the water was free to flow under the boardwalk.

Website

Piraino stated that he had spoken with the person who had previously been working on the website. That committee member is dropping off of the communications committee, so all work has been turned over to be completed. Piraino said that he will be completing the work, hopefully by the next quarterly meeting. A domain name has been registered, and he is in the process of looking into webhosting companies. The website will offer news, updates, and downloads such as meeting minutes.

A homeowner (Whitlock) asked if the website will have two way communication for feedback. Piraino replied that he was looking towards making it blog-based so people can leave comments. Another homeowner said that it might be good to let people sign up for volunteering on the website.

Returning to the subject of landscaping, a homeowner asked if there anything in the covenant that says people need to mow their lawn, particularly in regards to the berms. Hopkins replied “yes” saying that people must maintain their property, and if they don’t we can have it done and bill them for it.

It was mentioned that the board needs to send a letter to everyone on Pondhaven (even side) and Fairport letting them know that they need to maintain their berm areas.

Hopkins then addressed the parking and housing covenants, saying that if anyone picked them up today, they could return them at the end of the meeting. He also stated that getting all the ballots completed was going to take forever, despite the fact that the board

has been out there trying to get all the ballots filled out. A homeowner suggested that this might be a good use for the website, to have online voting, but Hopkins pointed out that the ballots need to be signed by the homeowners.

Another homeowner (Whitlock) asked if we are putting up a new no soliciting sign. Hopkins replied that he would check with McCar to see if the previous sign would be replaced, and if not, we would need to buy a new one.

Regarding the ballots, Hopkins suggested that in the meantime, if homeowners have a problem with people parking in the street and things like that, that they talk to their neighbors and try to work things out.

New Business

Hopkins addressed the issue of the HOA management company, saying that we're going to be changing management companies on April 1. We had proposals from the current company and one other for full service contracts and there was a \$200 difference per month. With a full service contract, the management company will be able to do things such as help us negotiate contracts for services (such as landscaping, etc.). The new company is Slatter Management. Hopkins said that we've given 90 days notice to our current company, the change will happen April 1, and the homeowners will be seeing a letter about this. We will have multiple people at Slatter to contact with any problems or issues.

Committees

Van Lare pointed out that there was a short list of committees on the agenda that was given out at the beginning of the meeting, including a new planning committee to look at things we want to do over the next 3 to 5 years. Listing some of the committees, he explained that the Holiday committee is intended for people who don't want to beautify the whole year, but maybe seasonally. The Nominating committee is for nominating board members for upcoming years. One committee was left off: the Communications committee, they'll do the newsletter.

Van Lare asked if anyone had ideas for any other committees that should be included.

A homeowner suggested that if we could get one or two people per street to help with notifying about meetings that would be good. Van Lare pointed out that we need to have better participation, saying that we'll look for volunteers and we'll ask people that we know to help with the committees. He said that if anyone wants to join they could see us after the meeting. Hopkins pointed out that you meet new people by working on the committees, and it helps you get to know your neighbors. The more people we have, the easier the job is, and it only takes an hour a month.

Van Lare moved on to the ATV activity and gun activity. He stated that there were a number of calls placed Sunday to the High Point city police about gunfire. He further stated that the property is not in the city, it's in county, so they can legally continue to fire their guns. The police did say they would talk to them and suggest they move farther from the neighborhood when shooting, and they confirmed that they are not shooting in our direction. Van Lare said that he will be following up on the issue.

Hopkins pointed out that even though they aren't firing towards us, there is still a safety issue with it, as accidents can happen. Since it's a county issue, we need to call the sheriff's department. A homeowner pointed out that the gun activity is a new thing, in the past couple of months, and they did not hear it last year.

Van Lare said as for the ATVs, he mentioned it to the officers, and we do have signs posted, however, the activity seems to have increased recently. He said that we're watching for them, and if we see them, we'll tell them they need to stop.

MacArthur said that she did call the police because she could hear them at night, but by the time the police got there, they were gone. Hopkins said that if anyone sees them they should get license plate numbers, but a homeowner pointed out that there aren't license plates on ATVs.

A homeowner asked if anyone was having problems with street racing bikes. Van Lare pointed out that these are the kinds of things we want to know about, and homeowners should contact us and let us know.

Another homeowner asked if we could get another speed limit sign on Pondhaven facing other way, and it was pointed out that at the stop sign on Fairport Court, at least two people a day come around cutting the corner at 40 mph. Hopkins said that if anyone sees someone doing this they should yell at them. Cops can ticket, but when they leave the problem will start again. A homeowner pointed out that she had called the police and they came out and gave tickets to people who were running the stop signs and not wearing seatbelts, but no tickets were given for speeding. Van Lare pointed out that he keeps seeing the same people at these meetings, and the people doing the speeding aren't here, so it's hard to get the word out to them.

A homeowner stated that the area around the fire hydrant at Lentner and farmer's field needs to be maintained. Another homeowner (Whitlock) said that homeowners need to be careful about maintaining other property as it can become theirs by default.

Open Discussion

A homeowner asked if we are satisfied with the landscapers. Hopkins replied that we need to monitor the process, and that's why we set dates. We negotiated a good deal. At some point we will talk to the management company about getting bids. Part of the responsibility of the beautification committee would be to monitor the landscaping. Van

Lare added that if they're delinquent, we can call them and they come out the same day and fix it.

A homeowner asked if we are planning to build a playground. Van Lare replied that the long range planning committee will discuss that, but it's a big ticket item. Grading would need to be done first, and right-of-ways to get to it would need to be looked at it. The homeowner followed up by saying, "I guess my question is when? We've been talking about it for a year and nothing has been done." Van Lare answered by pointing out that playgrounds are very expensive. Hopkins added that it's not just a matter of saying "I want to do this," you need to look at cost and figure out how it will be funded. Van Lare continued, saying that we also have to consider maintenance of these things as time goes on. A homeowner (Whitlock) also pointed out that there's liability on the playground, and an increase in insurance. It'll be a plus to the community and increase property values, but we haven't had the funds yet.

Another homeowner asked if anyone had looked at how much it will cost. Whitlock replied that the previous board had looked at prices on playground equipment only, not including grading, insurance, and maintenance.

A homeowner asked if bags for cleaning up after dogs could be placed at the mailbox by the path. Hopkins said that this was a good thought, but Van Lare pointed out that though we could put something out, people either pick up their waste or they don't, so it may not help.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,
Anthony Piraino, Secretary